NOTICE OF
CITY COUNCIL SPECIAL MEETING
CELINA COUNCIL CHAMBERS 302 W. WALNUT ST., CELINA, TX 75009
TUESDAY, APRIL 28, 2015 AT 6:00 PM

MINUTES

I. CALL TO ORDER AND ANNOUNCE OF QUORUM PRESENT:

Mayor Terry called the meeting to order at 6:02 PM.

Attendee Name	Organization	Title	Status	Arrived
Sean Terry	City of Celina	Mayor	Present	
Wayne Nabors	City of Celina	Place 2	Present	
Vincent Ramos	City of Celina	Place 3	Absent	
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Present	

II. PUBLIC HEARING/ACTION ITEMS:

A. Conduct a Public Hearing to Consider Testimony and Take Action Regarding an Extraterritorial Jurisdiction Development Agreement for Wells South, Approximately 403.1 Acres Generally Located on the North Side of FM 1461 (Frontier Parkway), South and West of County Road 84, and East of CR 83 (Coit Road), Within the Extraterritorial Jurisdiction of the City of Celina, Collin County, Texas. (Wells South) Liebman

Speaking on behalf of the applicant, Brian Carlock gave a company background for Hillwood and noted that the apartment component had been removed from the Developer Agreement. Director of Planning and Development Services Helen-Eve Liebman presented the Development Agreement. Mayor Terry opened the public hearing. Those speaking in opposition of agreement as proposed were:
Mike Eckrote of 3301 Twin Lakes Drive
Steven Lester of 2600 Twelve Oakes Lane
Dick Taylor of 3849 Hay Meadow
Robert Kwech of 3706 Hay Meadow
Dale Bainum of 3541 Heritage Trail
Carlos Pardo of 4085 Preston Hills Circle
Felipe Calvillo of 3645 CR 83
Stephen Boger of 3700 Preston Hills Circle
James Stevenson of 3689 Heritage Trail
Alan Larson of 2863 Preston Hills Circle
Paul Read of 2615 Twelve Oaks Lane
Ron Brazell of 3702 Hay Meadow
Michael Hollman of 3200 Falcon
Kathryn Kwech of 3706 Hay Meadow
Clint Entrop of 3790 Dove Creek
Carl Neilson of 3837 Preston Hills Circle
Tim Stanwix of 305 Tobiano Court

Carol Clark of 3943 Peregrine Point.
A letter was read aloud by the Mayor from Stephen and Barbara Hardy of Preston Hills in support of this project moving forward.
City Land Use Attorney Julie Fort provided additional information related to questions asked during the hearing. She noted that this property is not in the city at this time and the only control is to have this agreement. There are no permits in the County. PID assessments are only assigned to the land in the Hillwood property.
Attorney Misty Ventura, representing the applicant, addressed points brought up during the hearing. She noted that this development is held to higher standards today and is highly amenitized. Construction traffic is limited to FM 1461. Hillwood must abide by the County and City regional transportation alignments. The PID burdens property benefitted by it only. She supports this agreement and requests approval.
Mayor Terry and Councilman Nabors asked questions of staff and addressed some concerns.
Applicant Brian Carlock stated that Hillwood would be agreeable to changing the mixed-use area to single family residential use with possible open space and increase the minimum square footage from 1400 square feet to 1600 square feet.
City Attorney Lance Vanzant announced that the Mayor proposed questions of a legal nature and that the City Council would adjourn into a limited purpose discussion in executive session to discuss these questions under Local Government Code Section 551.071, Consultation with Attorney, at 8:30 PM. The City Council reconvened into open session at 8:48 PM. Mayor Terry closed the public hearing. He thanked Hillwood for making more exceptions and said he appreciated everyone being here. City Land Use Attorney Julie Fort read a list of changes to the agreement. Councilman Nabors moved to approve the Development Agreement with the conditions made tonight.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Wayne Nabors, Place 2
SECONDER:	Carmen Roberts, Place 4
AYES:	Nabors, Roberts, Vaden, Anderson
ABSENT:	Ramos

III. ADJOURNMENT:

There being no further discussion Mayor Terry adjourned the meeting at 8:53 PM.

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Sean Terry, Mayor

_____ _____
Vicki Faulkner, TRMC Date Minutes Approved
City Secretary, City of Celina, Texas